

## SURVEY REPORT

Re: **2000 and 3000 Innovation Drive  
Block 3 and Part of Block 11  
Registered Plan 4M-1075  
And  
Part of Block 5  
Registered Plan 4M-1104  
City of Ottawa  
Being all of PINs 04518-0077, 04518-0103, 04518-0104, 04518-0105 and 04518-0109**

### 1. Registered Rights-of-Way / Easements

The property is subject to several easements per our Land Titles Office search.

#### **PIN 04518-0077**

Though not shown in the property description (thumbnail) of the Parcel Register Abstract, the body of the abstract show the following easements being registered on the subject PIN:

Part 39 on Plan 4R-21581 is subject to an easement as described in Instrument OC677520 in favour of 2113007 Ontario Inc.

Part 39 on Plan 4R-21581 is subject to an easement as described in Instrument OC677521 in favour of 2118777 Ontario Inc.

#### **PIN 04518-0103**

Part 8 on Plan 4R-21581 is subject to an easement as described in Instrument OC677518 in favour of 2113007 Ontario Inc.

Parts 8 and 9 on Plan 4R-21581 are subject to an easement as described in Instrument OC815676 in favour of Hydro Ottawa Limited.

#### **PIN 04518-0104**

Parts 11 and 12 on Plan 4R-21581 is subject to an easement as described in Instrument OC677520 in favour of 2113007 Ontario Inc.

Parts 11 and 12 on Plan 4R-21581 is subject to an easement as described in Instrument OC677521 in favour of 2118777 Ontario Inc.

**PIN 04518-0105**

No rights-of-way or easements were found registered against the subject property.

**PIN 04518-0109**

Parts 20, 21, 31 & 32 on Plan 4R-21581 are subject to an easement as described in Instrument MH3289 in favour of the Hydro-Electric Power Commission of Ontario.

Parts 21, 22, 32 and 33 on Plan 4R-21581 are subject to an easement as described in Instrument MH3515 favour of the Hydro-Electric Power Commission of Ontario.

Parts 22 and 33 on Plan 4R-21581 are subject to an easement as described in Instrument LT599592 in favour of the Kanata Hydro-Electric Commission.

Parts 20, 21, 22, 23, 24, 25, 26, and 28 on Plan 4R-21581 are subject to an easement as described in Instrument OC677518 in favour of 2113007 Ontario Inc.

Parts 29 and 30 on Plan 4R-21581 are subject to an easement as described in Instrument OC677519 in favour of 2113007 Ontario Inc.

Parts 35 and 37 on Plan 4R-21581 are subject to an easement as described in Instrument OC677520 in favour of 2113007 Ontario Inc

Parts 35 and 37 on Plan 4R-21581 are subject to an easement as described in Instrument OC677521 in favour of 2118777 Ontario Inc.

Parts 24, 25, 27, 28, 29, and 30 on Plan 4R-21581 are subject to an easement as described in Instrument OC815676 in favour of Hydro Ottawa Limited

Notwithstanding the above there is a utility pole near the south west corner of the subject lands. Overhead utility service wires cross the northerly portion of the subject lands to service the adjacent dwellings.

**2. Property Improvements**

The Property comprises of 5 separate parcels of land and houses a complex of 2 large commercial buildings, a couple of smaller buildings a sports field and intricate landscaping. All buildings are clear of the perimeter property lines. Landscaping, natural features and interconnecting pathways cross the perimeter property lines. See plan for details.

**3. Compliance with Municipal Zoning Bylaws**

Compliance is not certified by this report.

**4. Additional Remarks**

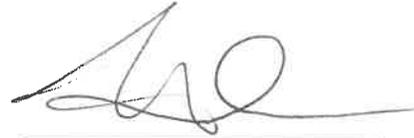
A survey monument was set at the northwest corner of the property. A second survey monument was set along the northwesterly boundary. All other survey monuments demarcating the perimeter of the lands were found.

The property is accessed from Innovation Drive via 3 asphalt entrances.

The site area is 78,358 square metres (7.8358 hectares).

This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario  
Date: July 24, 2025  
Our Reference: 26106-25

A handwritten signature in black ink, appearing to read 'TH', is written over a horizontal line.

Travis Hartwick  
Ontario Land Surveyor